

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 20, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-20524 - PUBLIC HEARING - APPLICANT/OWNER: K B HOME NEVADA - Request for a Variance TO ALLOW A 5-FOOT REAR YARD SETBACK WHERE 10-FEET IS THE MINIMUM SETBACK REQUIRED FOR A 188-LOT RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A LIVING AREA OR PORCH TO BE SET BACK FIVE FEET FROM A PRIVATE DRIVE OR PARKING WHERE 10 FEET IS REQUIRED. ADDITIONAL NOTE: THE APPLICANT IS KIMBALL HILL HOMES. The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard support
6. Submitted after final agenda – Returned postcard protest

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 174 and 175.

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ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained that the request is for a revision to the 20 acres on the north portion of this project. The developer would like to subdivide the 20 acres on the north portion to allow a more affordable, slightly smaller, product. Regarding the Variance, a five-foot driveway is allowed, but the second story living space needs to have a 10-foot setback. With this development, the homes will be flush, but the second stories do not meet the setback requirement. The Tentative Map was revised after the Planning Commission meeting to incorporate additional open space and a tot lot. She respectfully requested approval.

MAYOR GOODMAN declared the Public Hearing closed for Items 174 and 175.

